

074.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

732,600 / 732,600

USE VALUE:

732,600 / 732,600

ASSESSED:

732,600 / 732,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
155		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MURAKI SHINJI &	
Owner 2: IWASA TSUKIKO	
Owner 3:	

Street 1: 155 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: GRZYBINSKI VICTORIA/TRUSTEE -
Owner 2: ANASTASIA B DIMITRAKIS REVOCAB -
Street 1: 87 DEPOT ST
Twn/City: WESTFORD
St/Prov: MA
Postal: 01866

NARRATIVE DESCRIPTION
This parcel contains 8,480 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1420 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 8 Ledge
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
8/19/2011 890 Manual 1,000

ACTIVITY INFORMATION
Date Result By Name
10/15/2018 TTL REFUSAL BS Barbara S
6/27/2012 Left Notice JBS JOHN S
3/30/2012 MLS EMK Ellen K
1/21/2012 MLS EMK Ellen K
2/20/2009 Meas/Inspect 372 PATRIOT
11/9/2000 Inspected 264 PATRIOT
11/12/1999 Inspected 256 PATRIOT
11/5/1999 Mailer Sent
10/13/1999 Measured 263 PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA
/ / / /

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 8480 Sq. Ft. Site 0 70. 0.80 4

101 8480 0 70. 0.80 4	472,078	472,100
-----------------------	---------	---------

Total AC/Ha: 0.19467

Total SF/SM: 8480

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 472,078

Spl Credit

Total: 472,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 18 - Raised Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 12 - Board & Bat	10%	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:		
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Grade: C - Average	Year Blt: 1960	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3			
Jurisdct: G11	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Additions:	Kitchen:	Baths:	1	6	3									
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES							
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	Functional:	Economic:	Special:	Override:	Basic \$ / SQ:	95.00	Size Adj.: 1.35000002	Const Adj.: 0.99000001	Adj \$ / SQ:	126.968	Other Features:	93499			
Prim Floors: 4 - Carpet	Sec Floors:	Total:	18.6 %	18. %					Rate	Parcel ID	Typ	Date	Sale Price		Grade Factor:	1.00			
Bsmnt Flr: 12 - Concrete	Subfloor:													NBHD Inf:	1.00000000				
Bsmnt Gar: 2	Electric: 3 - Typical								WtAv\$/SQ:		AvRate:		Ind.Val		NBHD Mod:				
Insulation: 2 - Typical	Int vs Ext: S													LUC Factor:	1.00				
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W													Adj Total:	319273				
# Heat Sys: 1	% Heated: 100	% AC: 100							Juris. Factor:	1.00	Before Depr:	126.97			Depreciation:	59385			
Solar HW: NO	Central Vac: NO	% Sprinkled:							Special Features:	0	Val/Su Net:	111.07			Final Total:	259900			
% Com Wall									Val/Su SzAd:	217.31					Depreciated Total:	259888			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 074-0-0002-0014.0										
SPEC FEATURES/YARD ITEMS												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	10X10	A	AV	2011	6.00	T	6.4	101			600		600		
More: N	Total Yard Items:	600	Total Special Features:		Total:	600	AssessPro Patriot Properties, Inc												